

November 13, 2017

Maggie Barszewski
City of Pompano Beach
100 W. Atlantic Blvd.
Pompano Beach, FL 33060

RE: MAS Development
Lanier Plat Note and NVAL Amendment

Dear Ms. Barszewski,

On behalf of our client we would like to request a plat note amendment to the Lanier Plat (Plat Book 180, Page 183) to amend the Plat note restriction on use for Parcel C. The current plat note restriction is:

This plat is restricted to 10,000 square feet of commercial use on Parcel A; 10,000 square feet of commercial use on Parcel B (3,324 square feet existing and 6,676 square feet proposed); and 75,000 square feet of commercial use on Parcel C. No freestanding banks or drive-thru bank facilities are permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

It is requested that the plat note be amended to:

Parcel C is restricted to 75,000 square feet of industrial/office use which permits up to 50% office use within a single tenant building or bay. No freestanding office uses or commercial uses permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

In addition, we will submit for an amendment to the Non vehicular Access Line (NVAL) on NW 31st Avenue to permit emergency access in accordance with the site plan.

Thank you in advance for your assistance.

James Kahn
Keith and Associates, Inc.

CC: Keith Poliakoff, Esq.
Alan Benenson, MAS